

Seattle Parks and Recreation Red Barn Ranch Request for Proposal (RFP) Briefing  
Seattle Board of Park Commissioners  
October 12, 2006

**Requested Board Action**

This briefing is for informational purposes. Parks' policy and procedures call for briefing the Board of Park Commissioners about renewals of long-term concession agreements and providing opportunity for feedback from the Commissioners (DPR policy & procedure 3.9.1.1).

**Project Description and Background**

What is being proposed? A public Request for Proposals (RFP) process is being proposed to secure a long term caretaker and operator for the department's Red Barn Ranch facility. The current agreement with Camp Berachah ends in 3rd quarter 2007. Since 1995, Camp Berachah and Parks have entered into a series of annual agreements. Camp Berachah operates a retreat center approximately two miles away, and has operated a summer youth equestrian camp at Red Barn. Parks is using this RFP process to select a concessionaire for a long term agreement that will offer more stability to the operation of the facility and provide opportunities for other potential proposers to participate in the process.

The RFP process is a standard tool Parks uses to provide open and competitive opportunities to people and businesses who are interested in doing business with us. This RFP process will result in a concession contract with an operator to manage the facility and perform general and routine maintenance and provide stewardship of the site during the term of the contract. The responsibility for specific types of programs, maintenance items, and public access to the facility will be negotiated during the contract negotiations.

Project background In 1970, the City of Seattle purchased a 40-acre property in south King County for \$235,000 for the Seattle Model Cities Program. The developed portion of the property consists of a large two-story bunkhouse dormitory, a smaller bunkhouse with a lounge and sleeping rooms, an activity building with a stage and multi-purpose rooms, paved areas (in poor repair) for basketball and tennis, and a gravel parking lot. The property includes prime open space; it is located seven miles east of Auburn and approximately 32 miles south of Seattle.

From 1971-1972, city, state, and federal resources of more than \$700,000 were spent renovating and developing this site into a "country camp for youths," with a focus on outdoor recreational use. From 1972 through 1982, the facility was operated as a Model City Program and staffed by the City. In 1982, the Red Barn Program and staff were eliminated as part of the 1982 budget process. It was closed from 1983-1985, and during that time the City did minimum grounds and building maintenance on the site. From 1985-1987 the facility operated as a conference and recreation center under a concession permit, and from 1988 to 1991, the City issued a use agreement with the Auburn School District for a multi-purpose program to support its kindergarten and first grade classes. From 1991 through 1994, the site became vacant again when the Auburn School District decided not to continue its use of Red Barn Ranch.

Parks maintenance for this facility has ranged from \$17,000 to \$20,000 annually for utility costs. Utility costs were \$16,624.24 for year 2004. Parks re-roofed some of the buildings in 2002-2003. Maintenance costs from

year 2000 through May 2006 were \$63,950, an average of \$10,658.00 per year. Since the roofing was a major portion of these costs (\$45,900) and should last at least 20 years, the next years' maintenance costs should be reduced significantly. The only recurring costs to Parks are utility services. There is no major maintenance proposed for the site in the next two years.

The risk and liability of leaving this site vacant is a concern because, as a site that is remote, distant, and difficult to access by city staff, problems that can arise include utility failure, potential break-ins, vandalism, arson, and other illegal activities. These cannot be adequately addressed without on site supervision. .

### **Public Involvement Process**

Parks is not proposing changes to the park facility or programs, and does not plan a public involvement process related to the RFP.

### **Other Issues**

Potential sale to other government jurisdiction, i.e. King County Parks, Auburn: 2005 King County Assessment for the site is: Land, \$775,200; Buildings, \$198,800. Total value, \$974,000. While other jurisdictions have been approached in past years, there has been no substantive interest in this. Also, the deed and grant agreements that help purchase and develop the site contain restrictions on the sale of the property. Deed restrictions include those that come with Forward Thrust Bond expenditures (King County Resolution #34571, Section 7). If we convert or sell the site, then the City needs to replace it with equivalent land and facilities.

Annexation possibility: The property is in unincorporated King County and not in an area currently slated for annexation.

Zoning: – RA5SO--defined as Rural Area, 1 dwelling unit per 5 acres/Special overlay--site dependent. There is the potential to develop the site for active recreation and perhaps a golf course, but that would require the investment of significant resources.

### **Budget**

Existing staff time and nominal printing/advertising costs are involved to implement the RFP process.

### **Tentative Schedule**

Parks' proposed schedule for the Red Barn RFP Submittals and final selection of the Operator, pending a positive recommendation by the Board of Park Commissioners and approval by the Superintendent, is as follows:

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| • October 12, 2006    | Brief Park Board  |
| • November 8, 2006    | Advertisement begins                                      |
| • November 8, 2006    | RFP Packages available                                    |
| • November 29, 2006   | Deadline for written questions to the Department.         |
| • December 13, 2006   | Deadline for Department responses to proposers questions. |
| • January 10, 2007    | RFP Submittal Deadline. 4:30 PM.                          |
| • January 24, 2007    | Evaluation Panel reviews and scores RFP Submittals.       |
| • January 25-26, 2007 | Oral interviews – If needed, optional by Department.      |

- February 7, 2007                      Final Panel recommendation to Superintendent.
- February 15, 2007                    Superintendent decision, agreement award announcement.
- February 19, 2007                    Superintendent includes award/info in his report to Park Board
- March 7, 2007                         Staff mails announcement letters to all Respondents.
- April 2-30, 2007                      Negotiations with awarded proposer.
- May 1, 2007                            Interim Contract while preparing for legislative approval.
- June 30, 2007                         Proposed Contract approved by City Council.

**Staff Recommendation (if applicable)**

Not applicable.

**Additional Information**

None.